

PLANNING COMMITTEE

18 SEPTEMBER 2019

Present: Councillor Jones(Chairperson)
Councillors Ahmed, Asghar Ali, Driscoll, Gordon, Hudson,
Jacobsen, Jones-Pritchard and Sattar

1 : APOLOGIES FOR ABSENCE

Councillors Goddard and Lay

2 : MINUTES

The minutes of the meeting held on the 14 August 2019 were approved as a correct record and signed by the Chairperson.

3 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Asghar Ali	51 Llantrisant Street, Cathays	Owns property in the street
Iona Gordon	32 Cathedral Road	Objected to previous application
Iona Gordon	199/01370/MNR	Made a negative comment about McDonalds
Jacobsen	18/0128/MNR	Ward Councillor (objecting)
Jones-Pritchard	19/02031/DCI	Personal

4 : MEMBERSHIP

The Committee noted that at the Council meeting of the 12 September 2019 approved that Councillor Susan Goddard be appointed to this Committee.

5 : PETITIONS

Petitions have been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners have been advised of their right to speak and the applicants/agents of their right to reply:

- (i) 19/01370/MNR, Former The TyGlas, 75 Glas Avenue, Llanishen
- (ii) A/19/00057/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen
- (iii) A/19/00058/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen
- (iv) A/19/00059/MNR, Former The Ty Glas, 75 Ty Glas Avenue, Llanishen
- (v) 18/01028/MJR, 56 Wern Goch West, Llanedeyrn
- (vi) 18/02601/MJR, 32 Cathedral Road, Pontcanna
- (vii) 19/02178/DCH, Sycamore Lodge, Gabalfa Road, Llandaff North

In relation to (iv) the Petitioner spoke the Applicant/Agent did not respond.

6 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town & Country Planning Act 1990:

RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendations as set out in the report of the Director of Planning, Transport and Environment subject to any further amendments as detailed below and notification be given of the decisions in accordance with Section 70 of the Town & Country Planning Act 1990 or Section 16 of Section 74 of the Planning (Listed Building & Conservation Act 1990).

APPLICATIONS GRANTED

19/00998/MNR – LISVANE

WESTWINDS, 4 HEOL Y DELYN

Demolition of the existing 5-bed detached bungalow and outbuildings and erection of 1 no, 4-bed detached house and 2 no 4 bed semi-detached houses, one double garage and rear garden rooms.

19/01938/MNR – CATHAYS

LIDL FOODSTORE, MAINDY ROAD

Variation of Condition 4 of 12/01620/DCI to vary loading times to the following: There shall be no arrival, departure, loading or unloading of delivery vehicles between the hours of 2200 and 0800 Monday to Saturday, deliveries to be permitted on a Sunday only between 1000 and 1600.

Subject to an amendment to Condition 3 to read:

'The arrival, departure, loading or unloading of delivery vehicles shall only occur between the hours of 08:00 and 22:00 Monday to Saturday, and on a Sunday between 10:00 and 16:00, and the number of vehicle deliveries on a Sunday shall be limited to two vehicles per day. Deliveries on a Sunday shall only be limited to two vehicles per day. Deliveries on a Sunday shall only be permitted for a temporary period of 6 months from the date of the permission hereby granted. For the avoidance of doubt, vehicle deliveries on a Sunday will cease following the expiration of 6 months from the date of this permission.

19/02031/DCH – WHITCHURCH

9 KELSTON ROAD

Hip to gable extension with rear dormer, single storey rear extension.

19/02178/DCH – LLANDAFF NORTH

SYCAMORE LODGE, GABALFA ROAD

Variation of Condition 2 to substitute drawings previously approved under 17/02612/DCH

Subject to:

'An additional condition regarding the removal of Permitted Development rights regarding extensions and roof alterations'

Subject to an additional Condition 2 to read:

'Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no further extensions or alterations shall be undertaken to the property other than those hereby approved.

A/19/000057/MNR – LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE
Installation of 4 no fascia signs

A/19/000058/MNR – LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE
The installation of 1 no free standing 6m totem sign

A/19/000059/MNR – LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE
Installation of site signage including, 4 no freestanding signs, 1 no banner sign and 18 no dot signs.

Subject to:

'Split Decision – Banner to be removed for amenity reason'

Recommendation 1: that Advertisement Consent be granted for the Installation of site signage comprising '4 no. Freestanding Signs' and '18 no. Dot Signs' subject to the following conditions:

1. C03 – Statutory Time Limits – Advertisements
2. The consent relates to the following approved plans:
 - 7763-SA-8061-P008 E – Site Layout Plan Site Signage (excluding 'Double Sided Banner Unit)
 - Generic - 10MPH Disc
 - Sign Type 24 – Litter Sign
 - Sign Type 24 – Parked Order Bay 1
 - Sign Type 24 – Parked Order Bay 2
 - Sign Type 25 – Give Way
 - Sign Type 25 – No Entry

- Sign Type 25 – Pedestrian Crossing
- Caution Look Left/Right Traffic Approaching
- 877779A Page 2/3 – Sign 1 – Double Digital Menu Board
- 877779A Page 3/3 – Sign 2 – Single Digital Menu Board

Reason: For the avoidance of doubt to the extent of the consent granted.

Recommendation 2: That Advertisement Consent be refused for the installation of site signage comprising '1 no Banner Sign' for the following reasons:

1. The proposed sign is of an inappropriate size and design for the area and would result in a proliferation of advertisements detracting from the visual amenity of the area contrary to advice within Technical Advice Note 7 (Outdoor Advertisement Control)
2. The refusal of consent relates to the following plans:
 - 7763-SA-8061-P008 E – Site Layout Plan Site Signage (so far as it relates to the 'Double Sided Banner Unit')
 - McD/038/2016 – Erdds Banner Unit

Reason: For the avoidance of doubt to the extent of the refusal of consent.

Recommendation 3: The applicant be advised that the use of the Welsh Language is encouraged where possible and consideration should be given to bilingual signage.

18/02601/MJR – RIVERSIDE

32 CATHEDRAL ROAD

Conversion of 32 Cathedral Road from B1 office to 17 C3 residential units including demolition and replacement of rear extension; landscaping; car parking; access and associated ancillary works.

18/02602/MJR – RIVERSIDE

32 CATHEDRAL ROAD

Demolition of rear extension – Conservation Area Consent.

APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:

18/01028/MJR – PENTWYN

56 WERN GOCH WEST

Proposed demolition of existing shop and 56 Wern Goch West and erection of new build development to form 11 flats.

19/00016/MJR – CANTON

637 COWBRIDGE ROAD EAST

Demolition of existing car showroom building, relocation of existing accesses, erection of four/five storey building to comprise 23no. One and two bedroom affordable housing apartments at 1st, 2nd, 3rd and 4th floor, landscaping and ancillary works.

Subject to an amendment to Condition 6 to read:

‘Prior to occupation of the flats hereby approved, undercover and secure cycle storage shall be provided to accommodate at least 27 cycles in accordance with drawing numbered A-00-100E and an additional cross-sectional drawing showing level access to the cycle parking from the highway has been submitted to and approved by the Local Planning Authority. The cycle parking and approved access shall thereafter be retained.

Subject to an amendment to Condition 24 to read:

‘Prior to construction (excluding demolition) information to the proposed vehicle strategy for the ground floor area and details of an amended crossover junction between the site the highway shall be submitted to and approved in writing by the Local Planning Authority to include (as necessary) details of any bollards, surfacing improvements, clearance from the building above, amended crossover and reinstatement of footway. Those details shall be implemented prior to the development being put into beneficial use.

Subject to an amendment to Condition 25 to read:

‘The ground floor area shall not be used for parking of resident’s vehicles’

19/01370/MNR – LLANISHEN

FORMER THE TY GLAS, 75 TY GLAS AVENUE

Reconfiguration of the wider site including parking and patio layout, installation of wrap around drive-thru lane and the inclusion of a back of house corral storage area and associated works to the site. Installation of 2no COD (Customer Order Display) and goal post height restrictor. Alterations to the elevations including new entrance door and drive-thru booths, new plant equipment to the roof.

APPLICATIONS REFUSED

19/01722/MNR – CATHAYS

51 LLANTRISANT STREET

Alterations and change of use from C3 to C4, 6 bedroom house in multiple occupation.

7 : APPLICATIONS DECIDED BY DELEGATED POWERS - AUGUST 2019

Noted

8 : URGENT ITEMS (IF ANY)

None

9 : DATE OF THE NEXT MEETING - 16 OCTOBER 2019

The meeting terminated at 6.40 pm